



ZONING COMMISSION

AGENDA

Wednesday, May 8, 2013
1000 Throckmorton St.
Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102

COMMISSION MEMBERS:

Ann Zadeh, CD 1, Chair	<u> P </u>	Namon Hollis, CD 6	<u> P </u>
Charles Edmonds, Vice Chair, CD 4	<u> P </u>	Nick Genua, CD 7	<u> P </u>
Carlos Flores, CD 2	<u> P </u>	Wanda Conlin, CD 8	<u> P </u>
Robert West, CD 3	<u> P </u>	Gaye Reed, CD 9	<u> P </u>
Hugh Ferrell, CD 5	<u> P </u>		

I. WORK SESSION 9:00 AM Pre-Council Chamber

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| A. Briefing: Previous Zoning Actions by City Council | Staff |
| B. Review: Today's Cases | Staff |

The Zoning Commission may recess for lunch and staff briefing at approximately 12:00 Noon in the Pre-Council Chamber and if a recess is taken will reconvene at approximately 1:00 P.M.

II. PUBLIC HEARING 10:00 AM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, JUNE 4 AT 7:00 P.M. UNLESS OTHERWISE STATED.

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| Discussions: | 1) Code of Ethics and Amendment Review | Legal |
| | 2) Standing item: Report of Activities of the City Plan Commission | |

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| A. Call to Order | Chair |
| B. Approval of March 13, 2013 Meeting Minutes | <u> 9-0 </u> |
| C. Approval of April 10, 2013 Meeting Minutes | <u> 9-0 </u> |

D. Continued Cases:

1. ZC-13-035A BELL HELICOPTER, A TEXTRON COMPANY 3201
Greenbelt, 806 E. Hurst and 3250 Bell Spur 86.48 ac. CD 5

- a. Applicant/Agent: Dan Grant, Kimley Horn
b. Request: *From:* "MU-1" Low Intensity Mixed-Use and "K" Heavy Industrial
To: All uses in "PD-588" Planned Development/Specific Use

RECOMMENDED FOR
APPROVAL AS AMENDED
NOT TO INCLUDE
MINING/EXCAVATION FOR
TRACT 2

<p>including: day care center; government office facility; health services facility including doctor's office or medical clinic; electric power substation (SE); telecommunications antenna (SE); telecommunications tower (SE); utility transmission or distribution line; health or recreation club; restaurant, cafe or cafeteria; offices; convenience store; parking area or garage, commercial or auxiliary; assembly of pre-manufactured parts for helicopters; machine shops; manufacture of aluminum or metals; outdoor storage; paint mixing or spraying; sheet metal shop; warehouse or bulk storage; welding shop; galvanizing, sheet or structural shapes; manufacture of helicopters; manufacture of dies, cores, die-casting molds; metal stamping, dyeing, shearing or punching; helistop landing area; executive offices and supporting operations for a corporate office; U.S. government personnel (customer); integrated systems installation; electrical wire assembly; helicopter modification & assembly; metal rotor blade manufacturing; painting operations; engineering research & development; unmanned vehicle assembly; government helicopter delivery; composite parts/blade manufacturing; material storage; tooling manufacturing; engineering process labs; flight simulators; satellite antenna (dish); residence for security purposes and to include mining and excavation; site plan waiver requested</p>	<p>9-0</p>
<p>2. ZC-13-045 CITY OF FORT WORTH PLANNING AND DEVELOPMENT GRANBURY STATION AREA Generally bounded by I-20, Woodway, Trail Lake Drive, Wedgmont Circle and Inverness Dr. 102.53. ac. CD 6</p> <p>a. Applicant/Agent: City of Fort Worth</p> <p>b. Request: <i>From:</i> "A-5" One-Family, "B" Two-Family, "CR" Low Density Multifamily, "C" Medium Density Multifamily, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, and "PD" Planned Development 93, 175, 218, 348, 542, & 683 for various commercial uses <i>To:</i> "R2" Zero Lot Line/Townhouse, "UR" Urban Residential, "MU-1" Low Intensity Mixed-Use, "PD" Planned Development 900 and "PD/R2" Planned Development Zero Lot Line/Townhouse with a height transitional plane beginning at 2 stories or 35 feet, "PD/UR" Planned Development Urban Residential with a height transitional plane beginning at 2 stories or 35 feet, and "PD/MU-1" Planned Development Low Intensity Mixed-Use with a height transitional plane beginning at 2 stories or 35 feet, no "freeway" signs per 6.409D, and to remove the parking reduction allowed when in proximity to a rail station; site plan waiver requested</p>	<p>RECOMMENDED FOR APPROVAL AS AMENDED TO DENY WITHOUT PREJUDICE THE UR AND R2 PROPOSED AREAS</p> <p>8-0-1</p>
<p>3. ZC-13-051 DUONG THUAN 5570 Meadowbrook Dr. 0.57ac. CD 8</p> <p>a. Applicant/Agent: Duong Thuan</p> <p>b. Request: <i>From:</i> "ER" Neighborhood Commercial Restricted <i>To:</i> "E" Neighborhood Commercial</p>	<p>RECOMMENDED FOR DENIAL</p> <p>9-0</p>
<p>4. ZC-13-059 MERIDA AVENUE LLC, CDAT INVESTMENTS LLC, 2716-2724 (evens) Lubbock Ave. 0.42 ac. CD 9</p> <p>a. Applicant/Agent: Merida Avenue LLC</p> <p>b. Request: <i>From:</i> "C" Medium Density Multifamily <i>To:</i> "PD/UR" Planned Development for Urban Residential; site plan included</p>	<p>RECOMMENDED FOR APPROVAL</p> <p>9-0</p>
<p>5. ZC-13-060 NEW BARN LLC, JAN K. REECE, SLAUGHTER IRREVOCABLE CHILDREN'S TRUST C/O JAN K. REECE, MICHAEL RABBASS 2716, 2720, 2727, 2732, 2733, 2736 & 2737 Merida Ave. 1.0 ac. CD 9</p>	<p>RECOMMENDED FOR APPROVAL</p> <p>9-0</p>

- a. Applicant/Agent: Merida Avenue LLC
b. Request: *From:* "B" Two-Family *To:* "PD/UR" Planned Development for Urban Residential; site plan included

6. ZC-13-061 JACK A. KNIGHT, FINCHER E. WITHERS ESTATE, TERSOK PROPERTIES LLC AND JAM DEVELOPMENT 2721- 2733, 2805 McCart and 2408-2409 W. Cantey 1.2 ac. CD 9

RECOMMENDED FOR
APPROVAL
9-0

- a. Applicant/Agent: Merida Avenue LLC
b. Request: *From:* "B" Two-Family *To:* "PD/UR" Planned Development for Urban Residential; site plan included

E. New Cases:

7. ZC-13-064 TRINITY BLUFF DEVELOPMENT LTD., BERT E. REEVES AND WILLIAM D. WALLACE, FORT WORTH TEEN CHALLENGE, FORT WORTH CITY CHURCH 633, 637, 703, 705, 715, 727, and 729 Samuels 6.37 ac. CD 9

RECOMMENDED FOR
APPROVAL AS AMENDED
WITH A 30 FOOT BUILDING
SETBACK ON THE NORTH
BOUNDARY AND A
HEIGHT RESTRICTION OF
TWO STORIES UP TO 60
FEET FROM THE NORTH
BOUNDARY AND TO KEEP
TREES NUMBERED 2, 3,
AND 4 AS IDENTIFIED ON
EXHIBIT 1
9-0

- a. Applicant/Agent: Ramon Guajardo
b. Request: *From:* "O-1" Floodplain, "D" High Density Multifamily and "PD-489" Planned Development for all uses in "H" Central Business District excluding the following uses: massage therapy, sexually oriented business, recreational vehicle park, cold storage or ice plant, gunsmithing, repair or sales, home improvement store, mini-warehouses, mortuary or funeral home, pawn shop, tattoo parlor, taxidermist shop, auto parts supply, retail, automotive repair, paint and body shop, car wash full or self service, vehicle sales or rental, including automobiles, motorcycles, boats or trailers. Building height shall be restricted to 20 stories; site plan waived
To: "PD/H" Planned Development for all uses in "H" Central Business District, excluding the following uses: massage therapy, sexually oriented business, recreational vehicle park, cold storage plant or ice plant, gunsmithing, repair or sales, home improvement store, taxidermist shop, auto parts supply, rental, automotive repair, paint and body shop, car wash, full or self service, vehicle sales or rental including automobile, motorcycles, boats or trailers. Building height shall be restricted to 20 stories. A transitional height plane of 45 degrees, as measured from the northeast corner boundary of the parcel described as Samuels Avenue Baptist Church Addition, Block 1, Lot 1, shall apply to portions of a building above 45 feet or 3 stories, whichever is greater for buildings along the northern boundary of the parcel; site plan waiver requested

8. ZC-13-065 CITY OF FORT WORTH AVIATION DEPARTMENT 3300-3400 blocks of Pearl and Chestnut Avenue, 3400 block of Columbus Avenue and 4702 N. Main St. 28.39 ac. CD 2

RECOMMENDED FOR
APPROVAL
9-0

- a. Applicant/Agent: City of Fort Worth Aviation
b. Request: *From:* "AG" Agricultural and "A-5" One-Family *To:* "PD-848" Planned Development for all uses in "I" Light Industrial plus airport related uses and excluding bars/nightclubs, junkyards, recycling facilities, motels, sexually oriented businesses and tattoo parlors; site plan waiver requested

9. ZC-13-066 RAZEK PROPERTIES LTD. 1020 Lipscomb St. 0.13 ac CD 9

RECOMMENDED FOR
APPROVAL
8-0

- a. Applicant/Agent: Will Northern

b. Request: <i>From:</i> "NS-T4N" Near Southside-General Urban Neighborhood <i>To:</i> "NS-T5" Near Southside-Urban Center		
10. ZC-13-067 JULIA HOPE GERALD HOOD ESTATE, LOLA WEBB 4600 and 4644 Keller Haslet Rd. 15.0 ac. CD 2	RECOMMENDED FOR APPROVAL 9-0	
a. Applicant/Agent: Zena Land Development LP/Richard Horn Jr. b. Request: <i>From:</i> "A-10" One-Family <i>To:</i> "A-5" One-Family		
11. ZC-13-068 2720 WEISENBERGER L. P. 2720 Weisenberger St. 0.16 ac. CD 9	RECOMMENDED FOR APPROVAL	
a. Applicant/Agent: James Schell b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "MU-1" Low Intensity Mixed Use		
12. ZC-13-069 LD TEXAS INVESTMENTS LLC 1618 N. Sylvania Avenue 0.30 ac. CD 2	RECOMMENDED FOR APPROVAL 9-0	
a. Applicant/Agent: Dunaway Assoc. b. Request: <i>From:</i> "A-5" One-Family and "E" Neighborhood Commercial <i>To:</i> "PD-833" Planned Development for E uses with warehouse plus parking lot for existing business; site plan included		
13. ZC-13-070 BOAZ ROAD L. P. 7401 Bowman Roberts Rd., 8000 Boat Club Rd., 6570 W. J. Boaz Rd. 111.57 ac. CD 7	RECOMMENDED FOR APPROVAL 9-0	
a. Applicant/Agent: Teague Nall Perkins/Rick Horn b. Request: <i>From:</i> "AG" Agricultural, "AR" One-Family Restricted, "CR" Low Density Multifamily <i>To:</i> "A-5" One-Family, "E" Neighborhood Commercial		
14. ZC-13-071 LANGLEY CORPORATION/HUDSON AND HUDSON 9551 and 9601 Blue Mound Rd., 1060-10800 blks SH 287 26.69 ac. CD 7	RECOMMENDED FOR APPROVAL 9-0	
a. Applicant/Agent: Ben Leudtke b. Request: <i>From:</i> "A-5" One-Family "C" Medium Density Multifamily and "F" General Commercial <i>To:</i> "A-5" One-Family and "C" Medium Density Multifamily		
15. ZC-13-076 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: MOBILE VENDING UNITS IN NEAR SOUTHSIDE CD ALL	RECOMMENDED FOR APPROVAL 9-0	
a. Applicant/Agent: City of Fort Worth b. Request: <i>Text Amendment:</i> An Ordinance Amending The Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 13896, As Amended, Codified As Appendix "A" Of The Code Of The City Of Fort Worth, By Amending: <ul style="list-style-type: none"> Article 1 "Standards For Selected Uses", of Chapter 5, "Supplemental Use Standards," Section 5.406 "Mobile Vendors" Subsection C.13 "Operational Requirements" to allow more than one mobile vending unit per individual tract, parcel or platted lot in the Near Southside Zoning District with approval by the Urban Design Commission c. The case is scheduled to be heard by the City Council May 14, 2013 at 7 p.m.		

To review the proposed amendments:

<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

ADJOURNMENT: 12:34 P.M.

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Access to the building and special parking are available on the south side of City Hall off of Texas Street. Persons requiring special accommodations, sign interpretive services, Spanish translation, or large print may call 817-392-8028, FAX 817-392-7526, or call TDD 1-800-RELAY-TX at least 48 hours (2 days) prior to the meeting so that appropriate arrangements can be made.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible por silla de ruedas. Acceso al edificio y área de estacionamiento especial está disponible en el lado sur del Ayuntamiento por la Calle Texas. Personas que requieren acomodaciones especiales, servicios de interpretación al español u otro lenguaje, servicios de interpretación de lenguaje por señas, o letra grande pueden llamar 817-392-8028, o llamar TDD 1-800-RELAY-TX al menos 48 horas (2 días) antes de la reunión para que se puedan hacer arreglos apropiados.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.